

**VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 16, 2022 @ 5:15 PM  
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES –JANUARY 19,2022**

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. CSM 1075 Appleton Rd

**OTHER BUSINESS**

1. Development Activity Report

**COMMUNICATIONS**

Sustainability

**PUBLIC FORUM:** Non-Agendized Village Related Matters

*Pursuant to WI Statutes 19.83(2) & 19.84(2), the public may present matters; however, they cannot be discussed or acted upon. Limited to ten minutes - non-repetitive matters.*

**ADJOURNMENT**

If you have any questions, please call (920) 720-7105 for information. You may also access the staff recommendations on the website, [www.foxcrossingwi.gov](http://www.foxcrossingwi.gov). From the main page, click "Meetings," then "Agendas." The recommendation is posted on the website the Thursday or Friday preceding the Plan Commission meeting.

**PLEASE NOTE:** It is possible that members of and possibly a quorum of Village Board members or other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body other than the governmental body specifically referred to on the agenda above.

The Commission reserves the right to take up any item on the agenda at any time after the meeting commences.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Administration Office at (920) 720-7101.

VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
Municipal Complex – Arden Tews Assembly Room  
Wednesday, January 19<sup>th</sup>, 2022 at 5:15 PM  
Minutes

**CALL TO ORDER**

The Planning Commission meeting was called to order by Chairman Jochman at 5:15 p.m.

PRESENT: Chairperson: Chair Dennis Jochman  
Commissioners: Mr. Aaron Sabel  
Mr. Tom Young  
Mr. Morris Cox  
Mr. Michael Scheibe

Excused: Mr. James Zielinski  
Ms. Tracy Romzek

Staff: Community Development Director George Dearborn  
Deputy Clerk Chantel Kasriel  
Village Manager Jeffrey Sturgell

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES** – October 20, 2021 and December 8, 2021

**MOTION:** Mr. Cox, seconded by Mr. Scheibe to approve the meeting minutes of October 20, 2021.  
Motion carried 4-0-1-2

**MOTION:** Mr. Cox, seconded by Mr. Young to approve the meeting minutes of December 8, 2021.  
Motion carried 4-0-1-2

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. CSM Jeff Martin**

Director Dearborn gave a brief overview of the CSM and the request of the property owner.

**MOTION:** Mr. Sabel, seconded by Mr. Cox to approve as submitted.

Motion carried 5-0-0-2

**2. CSM Tim Hoger**

Director Dearborn gave a brief overview of the CSM and the request of the property owner.

**MOTION:** Mr. Cox, seconded by Mr. Scheibe to approve as submitted.

Motion carried 5-0-0-2

### **3. CSM Neenah High School**

Director Dearborn gave a brief overview of the CSM and the request of the School District. Director Dearborn and Manager Sturgell answered questions the Commissioners had.

**MOTION:** Mr. Cox, seconded by Mr. Jochman to approve as submitted.

Motion carried 5-0-0-2

## **OTHER BUSINESS**

### **1. Development Activity Report**

Director Dearborn reviewed the Development Activity Report for December and the Annual Building Report for 2021.

## **COMMUNICATIONS**

### **1. Sustainability**

Director Dearborn gave an update on the community garden and recycling events.

## **PUBLIC FORUM**

Director Dearborn gave an update the on open position of Planning Associate. There have been several applicants and interviews will be starting soon.

## **ADJOURN**

At 5:50 p.m., **MOTION:** Mr. Sabel seconded by Mr. Scheibe to adjourn.

Motion carried 5-0-0-2

Respectfully submitted,

Chantel M. Kasriel, Deputy Clerk

**Note:** These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.

# PLANNING COMMISSION MEMO

Date: February 9, 2022  
To: Village Planning Commission Members  
From: George L. Dearborn Jr., AICP Director of Community Development  
RE: Agenda Item #1 – Certified Survey Map for 1075 Appleton Road

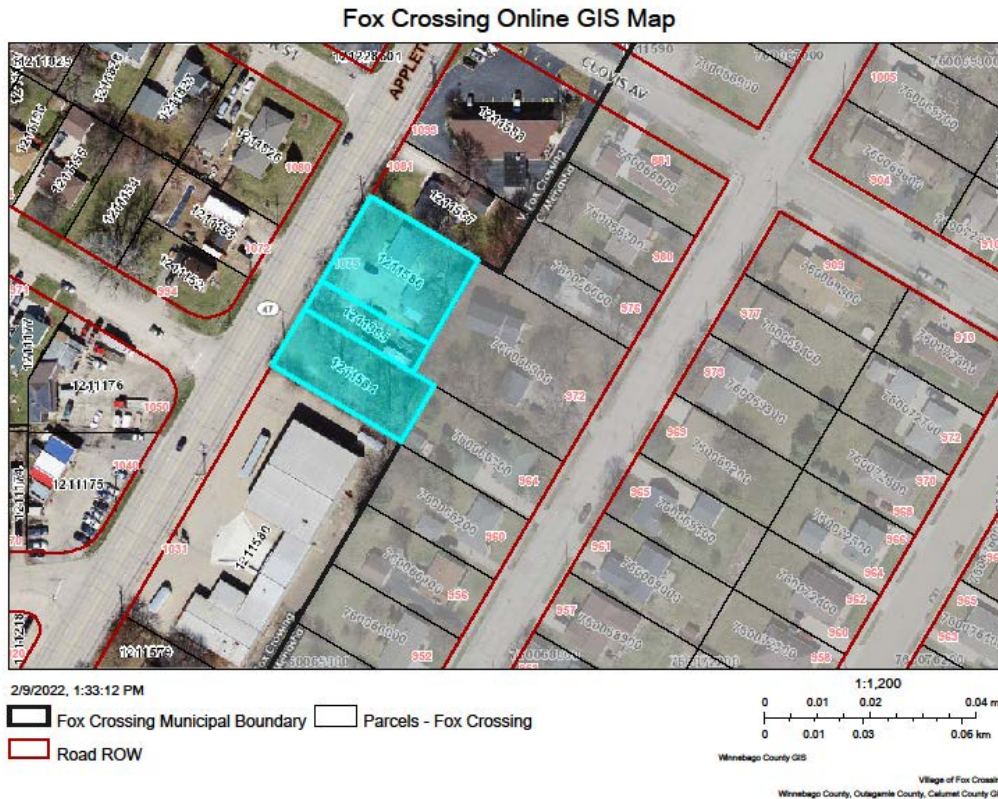
## Overview

The applicant Jeremy Balthazor is proposing to combine his three commercial lots into 1 for convenience and future development. The property is currently zoned B-2 Community Business District. The northern most lot has a home and garage on it and the remaining lots are used for parking. A map showing the current property and the proposed CSM are attached.

## Staff Recommendation

Staff recommends approval of Certified Survey Map with the following conditions:

1. All taxes and fees shall be paid prior to recording the CSM.
2. A copy of the recorded CSM must be given to the Village's Department of Community Development.



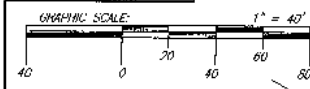
**COMBINATION CERTIFIED SURVEY MAP NO.**

ALL OF LOT 5 AND PART OF LOTS 6 AND 7, ALL IN BLOCK 3, GROVE SUBDIVISION,  
 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND NORTHWEST 1/4  
 OF THE SOUTHWEST 1/4, SECTION 17, TOWNSHIP 20 NORTH, RANGE 17 EAST,  
 VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN

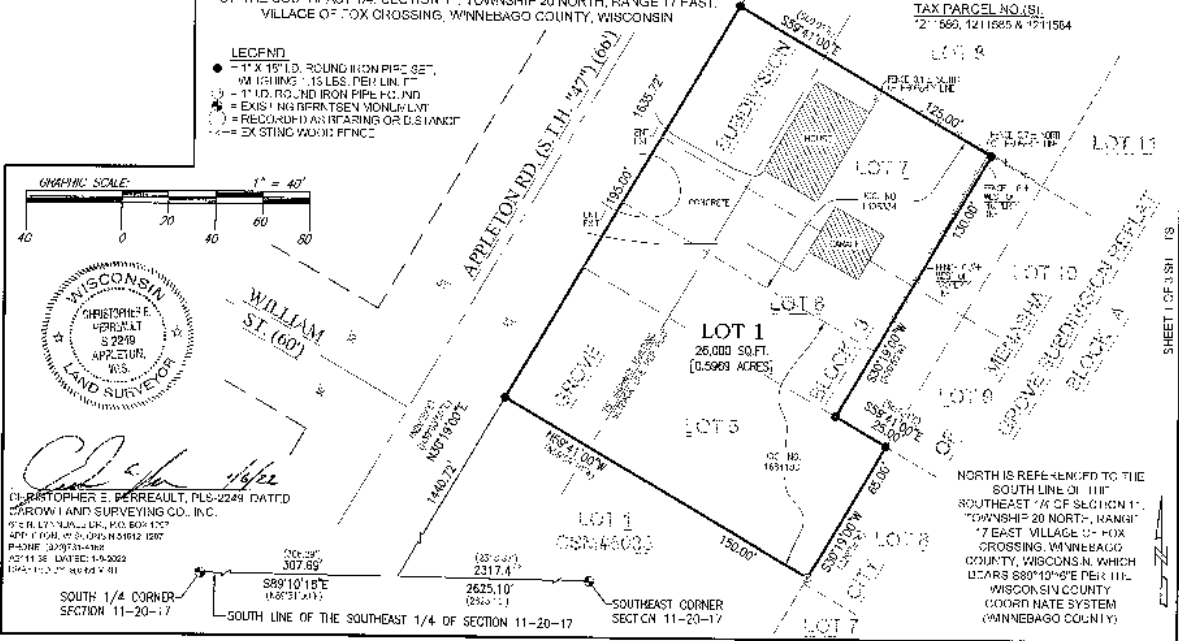
OWNER(S) OF RECORD:  
 JEREMY J. BALTHAZOR

TAX PARCEL NO.(S):  
 21-560, 1211685 & 1211564

- LEGEND**
- - 1" X 18" I.D. ROUND IRON PIPE SET
  - - 1" I.D. ROUND IRON PIPE SET
  - - 1" I.D. ROUND IRON PIPE SET
  - - EXISTING CONCRETE FOUNDATION
  - - RECORD DRAWING OR DISTANCE
  - - EXISTING WOOD FENCE



CHRISTOPHER E. PERREULT, PLS-2249 DATED  
 CARROLL AND SURVEYING CO., INC.  
 572 RILEY AVE., DR., P.O. BOX 1527  
 400 E. MAIN ST., SUITE 101  
 PHONE: 329-7311  
 FAX: 329-7312  
 10/11/18 LMS: 1-5-2022  
 10/11/18 LMS: 1-5-2022



NORTH IS REFERENCED TO THE  
 SOUTH LINE OF THE  
 SOUTHWEST 1/4 OF SECTION 17,  
 TOWNSHIP 20 NORTH, RANGE  
 17 EAST, VILLAGE OF FOX  
 CROSSING, WINNEBAGO  
 COUNTY, WISCONSIN, WHICH  
 BEARS S89°10'56"E PER THE  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 (WINNEBAGO COUNTY)

SHEET 1 OF 3 SH. 18

## VILLAGE OF FOX CRSSOING

### JANUARY 2022 BUILDING REPORT

	CURRENT YEAR				PREVIOUS YEAR			
	PERMITS	YTD PERMITS	ESTIMATED VALUE	YTD ESTIMATED VALUE	PERMITS	YTD PERMITS	ESTIMATED VALUE	YTD ESTIMATED VALUE
<b>RESIDENTIAL:</b>								
SINGLE FAMILY	7	7	\$3,619,434	\$3,619,434	8	8	\$3,026,000	\$3,026,000
DUPLEX	0	0	\$0	\$0	0	0	\$0	\$0
MULTI FAMILY (units)	0	0	\$0	\$0	0	0	\$0	\$0
MOBILE HOMES	1	1	\$70,000	\$70,000	0	0	\$0	\$0
ELECTRICAL	7	7	\$75,752	\$75,752	9	9	\$56,631	\$56,631
HEATING	8	8	\$107,884	\$107,884	11	11	\$52,417	\$52,417
PLUMBING	6	6	\$94,780	\$94,780	5	5	\$27,575	\$27,575
ADDITIONS	1	1	\$75,000	\$75,000	0	0	\$0	\$0
ACCESS. STRUCTURES	5	5	\$54,100	\$54,100	0	0	\$0	\$0
MISCELLANEOUS	6	6	\$60,928	\$60,928	8	8	\$121,924	\$121,924
DEMOLITIONS	0	0	\$0	\$0	0	0	\$0	\$0
<b>TOTAL RESIDENTIAL</b>	<b>41</b>	<b>41</b>	<b>\$ 4,157,878</b>	<b>\$4,157,878</b>	<b>41</b>	<b>41</b>	<b>\$ 3,284,547</b>	<b>\$3,284,547</b>
<b>COMM./INDUSTRIAL:</b>								
NEW	5	5	\$94,420,400	\$94,420,400	0	0	\$0	\$0
ADDITIONS	1	1	\$275,853	\$275,853	1	1	\$100,000	\$100,000
ACCESSORY BLDGS.	1	1	\$45,000	\$45,000	0	0	\$0	\$0
SIGNS	0	0	\$0	\$0	1	1	\$800	\$800
MISCELLANEOUS	1	1	\$500,000	\$500,000	2	2	\$200,000	\$200,000
DEMOLITIONS	0	0	\$0	\$0	0	0	\$0	\$0
ELECTRICAL	1	1	\$2,000,000	\$2,000,000	3	3	\$135,000	\$135,000
HEATING	6	6	\$547,439	\$547,439	5	5	\$334,645	\$334,645
PLUMBING	0	0	\$0	\$0	1	1	\$37,000	\$37,000
<b>TOTAL C &amp; I</b>	<b>15</b>	<b>15</b>	<b>\$97,788,692</b>	<b>\$97,788,692</b>	<b>13</b>	<b>13</b>	<b>\$807,445</b>	<b>\$807,445</b>
<b>COMBINED TOTAL</b>	<b>56</b>	<b>56</b>	<b>\$101,946,570</b>	<b>\$101,946,570</b>	<b>54</b>	<b>54</b>	<b>\$4,091,992</b>	<b>\$4,091,992</b>
<b>TOTAL INSPECTIONS</b>	<b>94</b>	<b>94</b>			<b>77</b>	<b>77</b>		





**VILLAGE OF FOX CROSSING  
SUSTAINABILITY COMMITTEE MEETING  
Wednesday, February 2nd, 2022 at 5:15 PM  
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

*“To help sustain our community for future generations by using resources in the most responsible ways at the right times and for the right reasons.”  
-Fox Crossing Sustainability Committee Mission Statement*

**CALL TO ORDER**

**APPROVAL OF December 5, 2021 MINUTES**

**PUBLIC FORUM:** Non-Agendized Village Related Matters

*Pursuant to WI Statutes 19.83(2) & 19.84(2), the public may present matters; however, they cannot be acted upon. There is a three minute time limit per person on non-repetitive matters.*

**MISCELLANEOUS BUSINESS**

**OLD BUSINESS**

1. Film Recycling

**NEW BUSINESS\**

1. Community Gardens
  - a. Rental Report – George Dearborn
  - b. Marker stratus
  - c. Gardner Participation
2. Recycling Education Plan
3. Next Electronic Recycling Event
4. Christmas Light Collection Completion
5. Other Business

**ADJOURNMENT**

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